

# **CITY OF SOLANA BEACH**

## **CALIFORNIA COASTAL COMMISSION LCP PLANNING GRANT APPLICATION FORM**



**NOVEMBER 22, 2013**

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# California Coastal Commission LCP Planning Grant Application Form

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## Applicant Information

Applicant name (organization):

City of Solana Beach, California

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## Project Information

Project title: Solana Beach Local Implementation Program and Mitigation Fee Program

LCP/ LCP Segment: City of Solana Beach – Entire City is within the Coastal Zone

Project location: City of Solana Beach County: San Diego

Project timeline: Start date: January 2014 End date: April 2016

## Maps and Photos

Maps and photos of the City of Solana Beach are included in Attachment A.

## City Resolution

A draft Solana Beach City Council Resolution (2013-135) is included as Attachment B.

# **LCP Planning Grant Application**

## **1. PROJECT DESCRIPTION**

The Project is the Solana Beach Mitigation Fee Program and Local Implementation Program (Proposed Project). The project description consists of two main elements, which include:

- **Task 1** - Update and complete the *Solana Beach Land Lease/Recreation Impact Mitigation Fee Study* for shoreline protection devices that was first prepared in 2009/2010 as part of the *Local Coastal Program (LCP) Land Use Plan (LUP)*; and
- **Task 2** - Prepare the City's first *Local Implementation Plan (LIP)* to implement the newly certified *Solana Beach LUP*.

The CCC LCP Planning Grant funding would significantly assist the City of Solana Beach with the preparation and completion of the LIP, and the update and completion of the seawall Impact Mitigation Fee program.

Each of these Project elements is intended to support certification of the City's LCP – an important goal that is shared by the City and the CCC. Once the LIP is approved, the City will have a fully certified LCP, which will enable the transfer of coastal development permit authority to the City of Solana Beach.

This transfer of permit authority is expected to substantially reduce CCC staff workload. In addition, the results of the mitigation fee study are important to the State as recognized by the Commission when they approved the City's LUP in 2012. Once completed, the Solana Beach fee study can be used by the CCC as a template for other jurisdictions and can be modified to reflect local conditions thereby providing benefits to the State.

### **Introduction**

The City's LCP consists of (1) the Certified LUP and (2) a future Local Implementation Plan (LIP) (i.e., zoning ordinances and maps, which together meet the Coastal Act requirements and implement its provisions and policies within the City). The City will use the grant funds to prepare the LIP and the Mitigation Fee Program, which are important elements of the City's Certified LUP.

The seaside community of Solana Beach is located along the northern coast of San Diego County and is approximately a 30-minute drive from downtown San Diego. Incorporated in 1986, the City encompasses 3.42 square miles of land and has approximately 1.7 miles of coastline. The Pacific Ocean is the western City boundary; the San Elijo Lagoon and the City of Encinitas are located to the north, and the San Dieguito Lagoon and the cities of Del Mar and San Diego are located to the south. The unincorporated community of Rancho Santa Fe is located to the east.

The entire City lies within the State designated Coastal Zone, and therefore the LCP encompasses the City's boundaries. The purpose of the LCP is to locally implement the State's goals for the coastal zone, which are to:

- Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the State.

- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- Encourage State and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Solana Beach is located along the western edge of the coastal plain of the Peninsular Ranges Geomorphic Province. The coastal plain consists of numerous marine and nonmarine terraces dissected by stream valleys. The coastal plain in Solana Beach is dissected by the San Elijo Lagoon on the north and the Del Mar Estuary/San Dieguito River along the southern boundary. Elevations in the City range from sea level to several hundred feet above sea level in the eastern portion of the City.

### **Update and complete the Draft Land Lease/Recreation Impact Mitigation Fee Study**

One of the key elements of the City's Certified LUP is the formulation and implementation of measures to reduce potential effects of bluff retention devices on the public beach and related recreational uses supported by the beach. The City has been working on the establishment of a fee structure for bluff retention devices since 2007. The purpose of this impact fee is to mitigate the impacts associated with seawalls and other bluff retention devices located on the public beach. The principal components of this impact fee program include:

- 1) A Sand Mitigation Fee;
- 2) A Land Lease/Recreation Fee.

In the absence of a formal fee program, in 2007 the City began assessing landowners requesting to install bluff retention devices an initial fee deposit of \$1,000.00 per linear foot to be applied to the final impact mitigation fees once developed. Beginning in 2010, the City adopted the CCC's sand mitigation fee methodology. The City currently collects the \$1,000 per linear foot fee deposit for all bluff retention device projects, with the final sand mitigation fee determined using the CCC's established methodology; (see Solana Beach certified LUP, Appendix A).

To our knowledge, no other City or public agency has developed a formal methodology to determine appropriate mitigation for impacts on public beaches and recreational uses attributable to bluff retention devices. Development of such a fee program requires technical assistance from a team of qualified planners to accurately assess the public costs and benefits of various bluff infill and other coastal structures, and establish a fair and reasonable methodology for calculating mitigation fees.

In April 2010, the City Council reviewed a draft Land Lease and Recreation Fee Study prepared by an outside consultant. The report was issued for a 60-day public review and comment period, and a variety of comments were received, however, the fee study was never finalized due to lack of funding, and to the higher priority assigned to funding completion of the City's LUP. As a part of the work proposed to be funded with this LCP Planning Grant, all comments received on the 2010 draft fee study will be reviewed, and applicable suggestions and concerns will be incorporated in the development of the impact fee methodology.

The principal reasons for assessing the Land Lease/Recreation Impact Mitigation Fee are:

- To mitigate for potentially significant impacts associated with shoreline protective devices located on the public beach. Installing seawalls and other shoreline protective devices has potential for creating impacts on public recreation and public access by:
  - 1) fixing the back of the beach (the so called passive erosion impact),
  - 2) erosion of the tidal terrace due to increased reflection,
  - 3) wave reflection, and
  - 4) beach encroachment due to the actual footprint of the seawall.
- For the use of City and State Lands: The City either directly owns or controls the bluff face via easements along most of the coastline, and therefore, State Lands and the California Coastal Commission cannot assess fees for this use of land. State Lands can only collect fees for property seaward of the mean high tide line for the width of the seawall. As noted in the LUP, the fee addresses all of the land that would have eroded had the protective structure not been built.
- The Commission included a requirement in the City's Certified LUP to develop the mitigation fee program for the benefit of the State as part of the City's LIP.

Workshops, meetings, and conference calls with stakeholders and CCC staff will be conducted to promote a clear understanding of the City's goals and requirements, to obtain stakeholder comments and to listen to their concerns. To support this effort, the City retain professional services necessary to formulate the methodology for calculating impact fees, participate in meetings and workshops, respond to public and Council and CCC comments, and prepare the final report for the City Council's consideration. The key tasks and proposed schedule for implementation of this Project element are listed in the Work Program discussion below in Table 1.

### **LCP Local Implementation Plan (LIP)**

Preparation of the LIP has become a top priority of the City now that the City's 10-year effort to obtain a Certified LUP has been successful. Following action by the CCC (anticipated in January 2014) on the City's draft LUPA, the City will initiate preparation of the Local Implementation Plan (LIP).

A coastal implementation plan consists of zoning ordinances and district maps. Essential elements of the LIP include:

- land uses and their densities and related standards, consistent with coastal land use plan provisions, typically in the form of zoning district regulations;
- land use and density locations, typically in the form of zoning maps;
- substantive and procedural standards to implement all coastal land use policies, such as those implementing required public access components and those governing environmental resources, hazards, and view protection among others;
- other regulations, such as for landscaping, parking, signs, grading, and subdivisions, that affect the kind, location, or intensity of new development in the coastal zone;
- procedures for processing LCP amendment; and
- procedures for processing coastal permits.

The key tasks and proposed schedule for implementation of this Project element are listed in the Work Program discussion below.

## **Public Benefit / Significance**

In approving the City's LUP, the Commission included a requirement that the City develop a mitigation fee program, as part of the LIP, that could be used by the CCC as a template for other jurisdictions. Therefore, the results of the fee study are important for the State and are fully expected to generate Statewide benefits by (1) allowing the CCC to utilize the City's fee study results in the development of a statewide impact mitigation fee template (2) eliminating the need for each jurisdiction to develop a separate mitigation fee program and (2) reducing CCC staff workload as staff relies on the results of the mitigation fee study for individual projects or LCP updates.

The Proposed Project will implement the City's Certified LUP, addresses issues of statewide significance, and maximizes public benefits of the coast. The Impact Mitigation Fee Study and LIP will provide the following benefits for the community and the public:

- Promotion of a sandy beach for recreational and shoreline protective benefits;
- Promotion of sand retention devices, including submerged multi-purpose reefs, designed to provide retention, recreation and habitat benefits;
- Improved maintenance of existing and new bluff retention devices (e.g., seawalls, engineered infills, upper bluff devices) to minimize their scope, maximize the preservation of natural beach and bluff, for aesthetics and safety;
- Mitigation for potential effects of bluff retention devices on the public beach through payment of fees incident to permit approvals, with the funds to be used for beach restoration and related beach, surfing enhancement, public recreation and similar projects.
- Recognition of the importance of a sufficiently wide sand beach, natural bluffs, surf breaks, and other recreational resources for residents, visitors and businesses;
- Controls to prevent new development in geologically unstable areas; and
- Restrictions so that no new bluff retention devices are allowed on the beach unless all other reasonably feasible options for protecting bluff top principal structures are deemed infeasible, and when allowed, that they are as small as possible, and aesthetically managed and maintained to minimize their impacts.
- Potential for improved public safety.
- Streamlined permit approval process for bluff retention devices that meet certain reasonable pre-approved criteria as specified in the Certified LUP (Appendix B);
- Recognition of private property rights including the right to protect and maintain existing blufftop homes;
- Tools to align applicable provisions of the City's land development policies and regulations and municipal code with the current requirements of state law through the adoption of the LCP;
- Increased local control as the City will be authorized to approve projects in the coastal zone, in a streamlined manner;
- Protection of City facilities and infrastructure over time;
- Provisions to encourage no cost and low cost visitor serving commercial and recreational uses;
- Provisions to protect coastal access, public views, and enhance public parking near the beach;
- Protect environmentally sensitive habitat areas including wetlands;
- Protect biological and archaeological resources;
- Framework for long term planning to address coastal erosion; and,

- Potential increase in tax revenues resulting from establishment and maintenance of a usable sandy beach with an expected increase in tourism and visitor spending resulting in more Transient Occupancy Taxes (TOT), sales taxes, increased property values, and increases in the local share of property taxes.

## **Public Involvement Process**

Creating and maintaining a collaborative relationship with stakeholders has been an essential element of the preparation of the LUP. The draft mitigation fee program is expected to be a key element of the LIP development as well. Collaboration with stakeholders provides all interested parties the opportunity to gain an understanding about key issues of interest, explore and integrate ideas, generate new options and identify solutions, and resolve areas of conflict to ensure the long-term availability of resources to achieve mutual goals. In recognition of these benefits, the City is committed to maintaining positive stakeholder relationships that support and promote public involvement and citizen participation. The City's existing network of relationships will help promote the success of the LIP and the Land Lease/Recreation Fee program.

The success of the Land Lease/Recreation Fee Program and the LIP depends on the continued involvement of the public including both citizens and local stakeholder groups. There are a number of ways that members of the public can stay informed and participate in this process:

- Sign up for the mailing list
- Review public documents
- Attend meetings
- View live web-casts of meetings
- View archived videos and/or listen to audio from previous meetings
- Submit feedback on documents for public comment
- Provide comment at meetings
- Submit formal letters or written testimony
- Participate in future meetings and workshops
- Consult a member of the LCP Ad Hoc Committee
- Submit comments, ideas and suggestions
- Spread the word and help ensure others are aware of the mitigation fee study update and the development of the LIP.

As described below in the Work Program, public participation is an important element of both the fee study update and the LIP development. The task list and proposed schedule shown below list multiple tasks which public involvement is expected.

## **Relative Need for the Proposed Project**

Solana Beach is the last City in the County of San Diego to obtain a certified LCP. Completion of the LIP supports a key goal of the *CCC 2013-2018 Strategic Plan* that is the advancement of the LCP Program as the core implementation mechanism of the Coastal Act. Completion of the Mitigation Fee Study also helps the CCC attain the *CCC 2013-2018 Strategic Plan* Objective 1.2: Protect Public Access and Recreation by Implementing Improved Mitigation Strategies.

The City of Solana Beach first obtained a certified *Local Coastal Program Land Use Plan* in March 2012. The LUP provides for the construction of sea walls and notch fills (or other protective devices collectively referred to as "bluff retention devices") under certain limited conditions. One consideration for allowing a bluff retention device is the requirement to pay the adopted Sand Mitigation and Land Lease/Recreation Fees to compensate for the loss of sand and loss of



recreational uses due to the resulting armoring of the bluff. The City has adopted the methodology used by the CCC for calculating the sand mitigation fees (LUP, Appendix A).

The goal of the *Land Lease/Recreation Fee Program* is to provide a method for beach valuation for use in determining a land lease/recreation fee for construction of a bluff retention device. In its efforts to determine the recreational value of the beach at various locations, staff conducted random surveys of beach attendees within the City of Solana Beach and performed attendance counts over a one-year period. Using an economic model, this data was then used to determine an average recreational value per adult visitor day for the entire length of the beach. The value of a specific area of beach then depends on this average value, the number of estimated annual visitors within that area, and the approximate beach area affected.

The report now needs to be updated to take into account provisions, policies, and requirements of the City's LUP as well as recent case law and other methodologies used in the State since 2010. Additionally, coordination with the CCC will be important as development of this methodology is expected to have statewide importance and benefits and the City's efforts will be coordinated with efforts of the CCC to implement a statewide impact mitigation fee program using the Solana Beach study results as a template for other coastal jurisdictions. The LIP is also a legally required component of the City's LCP.

### **Addressing the Effects of Climate Change**

The entire City of Solana Beach is vulnerable to the effects of climate change and the shoreline is especially vulnerable to the effects of sea level rise. Both the fee study update and the LIP will be developed with an awareness and sensitivity to the potential effects of climate change.

As part of the ongoing local coastal planning effort, the City has begun conducting a broad vulnerability assessment to identify priority areas for adaptation planning, such as community development, public infrastructure, public beach stairways, and open space.

City Staff have reviewed the CCC's *Sea Level Rise Policy Guidance* document issued in October 2013. This document recognizes beach nourishment as a preferred sea level rise adaptation strategy and has as its goals to:

- Maximize natural shoreline values and processes and embrace green infrastructure and living shorelines; avoid the perpetuation of shoreline armoring (Page 6);
- Require "soft" or "living" shorelines such as beach nourishment as an alternative to shoreline protection devices (Page 53);
- Establish a beach nourishment program and protocols (Page 54);

The City's Certified LUP Policy 4.15 requires that the City implement a Citywide, long-term comprehensive shoreline management strategy that includes, but is not limited to, the following:

- An examination of local and regional long-term erosion rates and trends in order to reflect and plan for shoreline changes.
- An examination of mean sea level elevation trends and future sea level rise projections in order to include these conditions in future erosion rates and to plan for potential shoreline changes.

Certified LUP Policy 4.59 states:

*Siting and design of new shoreline development and bluff retention devices shall take into account predicted future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered and based upon up-to-date scientific papers and studies, agency guidance (such as the 2010 Sea Level Guidance from the California Ocean Protection*

*Council), and reports by national and international groups such as the National Research Council and the Intergovernmental Panel on Climate Change. Consistent with all provisions of the LCP, new structures shall be set back a sufficient distance landward to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over the expected economic life of the structure.*

Both elements of the proposed work program will be designed to incorporate and implement this important LUP policy.

The City is actively preparing and planning for future sea level rise conditions along the coast. The recently approved 50-year beach replenishment project that the City will implement together with the City of Encinitas, State Parks (Division of Boating and Waterways) and the USACE has been designed to be resilient to sea level rise over its 50 year life, with its predicted performance measured against various sea level rise scenarios using the National Research Council data recommended by CCC.

In addition, the City is currently preparing a *Climate Action Plan* (CAP) as required by Assembly Bill 32 (AB 32, also known as the Global Warming Solutions Act of 2006), which requires California to reduce statewide GHG emissions to 1990 levels by 2020. AB 32 also directed the California Air Resources Board (CARB) to develop a plan to identify how the requirement would be met. That plan, called the *Climate Change Scoping Plan* (Scoping Plan), was approved in 2008 and contains the main strategies California will implement to achieve 1990 emissions levels by 2020. Although the Scoping Plan did not establish specific requirements for local agencies, the City is preparing a CAP to demonstrate consistency with the State's goals. The CAP is a document that provides policy direction and identifies actions that the City can take to minimize its GHG emissions consistent with AB 32 goals. A draft CAP is in preparation and is expected to be released for public review and comment in the first half of 2014.

### **Likelihood of Success / Effectiveness**

City Staff have been working closely with CCC staff for several years in developing, revising and ultimately certifying the City's LUP. The City and CCC staff have a solid working relationship and regularly coordinate on a variety of efforts including specific projects that are pending before the two agencies. City staff will continue to work closely with the CCC to develop the LIP and will look to the CCC staff for LIP templates and LIP provisions that reflect current CCC staff recommendations and requirements. Receipt of these grant funds would enable the City to initiate the LIP and work diligently to complete a draft LIP and to retain consultant support to update and revise the *Mitigation Fee Study* for completion based on recent court cases, project specific mitigation fee requirements and other relevant statewide policies or precedence.

Having recently received a Certified LUP after more than a decade of effort, there is significant forward momentum within the City including City Staff resources, the City Council to complete both the LIP and the Mitigation Fee Program. The City has very recently initiated preparation of the LIP, and as a first task will review other recent LIP's recommended by CCC staff to determine which provisions should be targeted for update/revision consistent with the LUP. Within the City, there is a tremendous amount of support to complete the LCP process to enable the City to have primary permit authority for projects in the City. The City has already spent more than \$200,000 preparing the draft Mitigation Fee Study. The Commission expressed its strong interest in having the City complete this fee study because it may serve as a template for other cities and can be adapted to local conditions. City Staff will work collaboratively with the CCC staff since development of these mitigation fees and the results of the fee study are an issue of statewide importance.

## **Workload and Permit Streamlining**

After the LCP has been approved, permitting authority over most new development will be transferred to the City of Solana Beach, which will apply the requirements of the LCP in reviewing proposed new developments. Preparation of the LIP is a required companion document that implements the policies and programs contained in the LUP. One of the key CCC 2013-2018 Strategic Plan Objectives is Objective 4.1: Pursue Completion of LCP Certification for uncertified segments

Development of the LIP will contribute to a more efficient and streamlined permitting and post-certification process, and will substantially relieve demands on CCC staff resources in the San Diego District Office. Development of the *Mitigation Fee Program* will enable the fees to be imposed on a project specific basis as required to mitigate potential effects on public lands. Additionally, the results of the fee study are important to the State as expressed by the Commission because the City's fee study can be used by the CCC as a template for other local jurisdictions and can be modified as needed to reflect or address local conditions.

## **Project Integration / Leverage / Matching Funds**

Both Project elements will run concurrently and some work has already been completed. The City will utilize funds dedicated to shoreline planning and protection to develop the LIP and continue development of the *Mitigation Fee Program*. The City has a dedicated source of funding to support both of these efforts under the City's existing Transient Occupancy Tax (TOT) program. In addition, the development of a certified LCP is supported as a high priority Capital Improvement Program (CIP) project in the City. Additional funds to support the project are anticipated to come from the City's General Fund, as needed.

## **2. WORK PROGRAM AND SCHEDULE**

The Proposed Project has already been initiated by the City and the City has a goal of completion in December 2015, assuming receipt of the CCC LCP Planning Grant, as shown in the Work Program and Schedule detailed in the tables below.

**Table 1 - Work Program**

<b>Task 1 - Prepare Updated Land Lease and Recreation Mitigation Fee Program</b>		
1.1	City retains consultant to prepare updated Land Lease/Recreation Fee Study	January 2014
1.2	Consultant team begins data collection effort and review of City's Certified LUP and conducts related research	February 2014
1.3	City Staff and Consultant team review public and agency comments received on 2010 draft Fee Study	March 2014
1.4	City Staff coordinates with CCC staff regarding fee study	April 2014 – Ongoing
1.5	City conducts first public workshop to re-initiate fee study	June 2014
1.6	City Council LCP Ad Hoc Committee meeting	April 2014
1.7	Updated Draft Fee Report submitted to City for review and comment	September 2014
1.8	Draft Report released for public review and comment and second public meeting conducted	October 2014
1.9	City reviews public comments on updated/revised draft report	January 2015
1.10	City issues updated draft report to reflect community and stakeholder input and	March 2015

conducts third public meeting	
1.11 City Council considers updated draft report and submits to CCC for review and approval and fourth public meeting	June 2015
Outcome/Deliverables – Updated draft Land Lease/Recreation Fee report approved by CCC	Projected date: December 2015
<b>Task 2 – Prepare the LCP Local Implementation Plan (LIP)</b>	
2.1 City Staff initiates review of LIPs recommended by CCC staff	November 2013
2.2 City Staff initiates internal review of the Solana Beach Municipal Code to develop comprehensive list of chapters and ordinances that need to be updated consistent with Certified LUP and coordinates with CCC staff	December 2013
2.3 City Staff prepares list of key ordinances needed to implement the LUP	February 2014
2.4 City Staff initiated preparation of draft LIP for internal City Staff review	March 2014
2.5 City Staff conducts public workshop on LIP development	April 2014
2.6 City Staff prepares 1st draft LIP for City Council review/second public meeting	September 2014
2.7 City reviews draft LIP following City Council input and public comments and coordinates with CCC staff	December 2014
2.8 City prepares updated/revisions to the LIP to reflect City Council, draft CCC staff comments and public comments	January 2015
2.9 City staff coordinates with CCC staff to review and discuss key LIP provisions	January 2015
2.10 City staff prepares revised LIP for City Council review and comments and forwarding to CCC staff for review and processing	June 2015
Outcome/Deliverables – Draft LIP submitted to the CCC staff for review and processing and approved by CCC	Projected date: December 2015

**Table 2 - Benchmark Schedule**

<b>Mitigation Fee Program Activities</b>	<b>Completion Date</b>
City retains Consultant team to complete updated Fee Study	January 2014
1st Public Workshop on Fee Study conducted	June 2014
Draft Fee Study issued for public review and comment period	October 2014
City issues updated draft report to reflect community and stakeholder input and conducts third public meeting	March 2015
City Council considers updated draft report and submits to CCC for review and approval and fourth public meeting	June 2015
Updated draft Land Lease/Recreation Fee report approved by CCC	December 2015
<b>LCP / LIP Activities</b>	<b>Completion Date</b>
City Staff initiates review of LIPs recommended by CCC staff	November 2013
City Staff initiates internal review of the Solana Beach Municipal Code to develop comprehensive list of chapters and ordinances that need to be updated consistent with Certified LUP and coordinates with CCC staff	December 2013
City Staff conducts public workshop on LIP development	March 2014

City prepares 1st draft LIP for City Council review and holds second public meeting	September 2014
Review of draft LIP following City Council input and public comments and coordinates with CCC staff	December 2014
Preparation of updated/revisions to the LIP to reflect City Council, draft CCC staff comments and public comments	January 2015
City staff coordinates with CCC staff to review and discuss key LIP provisions	January 2015
City staff prepares revised LIP for City Council review and comments and forwarding to CCC staff for review and processing	April 2015
Draft LIP submitted to the CCC staff for review and processing and approval by CCC	June 2015

### 3. BUDGET

#### Application Budget Information

Funding Request: \$300,000

Total Project Cost: \$529,900

**Table 3 - Project Funding Sources**

Task Number	Task	Total Cost	Allocation of total cost among all funding sources		
			City Funding	LCP Grant Funding	Other Funds (define below)
1	Mitigation Fee Program	\$250,000	\$53,550	\$150,000	\$46,450
2	LIP	\$279,900	\$83,450	\$150,000	\$46,450
<b>TOTAL</b>	<b>--</b>	<b>\$529,900</b>	<b>\$137,000</b>	<b>\$300,000</b>	<b>\$92,900</b>

**Table 4 - Other Funding Sources (not including in-kind services)**

Amount	Source of funds or In-Kind Contributions	Status (Committed, Applied, etc.)
<b>\$70,000</b>	Capital Improvement Program (CIP) Funds	Committed
<b>\$50,000</b>	Transient Occupancy Tax Funds (Sand)	Committed
<b>\$17,000</b>	General Funds	Expected to be added in next FY
<b>TOTAL = \$137,000</b>		

#### In-Kind Services = \$92,900

In-Kind services will be provided by the City and include City Staff time (see Table 6 below for more information). City Council member participation, stakeholder and other volunteer time, and meeting materials that would ordinarily be contributed would also be included as in-kind services contributed by the City toward the Project but are not quantified at this time.

#### Budget Summary

##### **Grant Application Budget Form**

Organization Name: City of Solana Beach

Project Title: LCP Local Implementation Program and Mitigation Fee Program

Requested Amount: \$300,000

**Table 5 - Budget Summary**

	<b>Grant Request Budget</b>	<b>Total Project Budget</b>
<b>Personnel:</b>		
Salaries and Wages <sup>(1)</sup>	\$265,000	\$471,000
Benefits <sup>(2)</sup>	---	\$18,900
<b>Total Personnel</b>	<b>\$265,000</b>	<b>\$489,900</b>
<b>Operating Expenses:</b>		
Postage/Shipping	\$5,000	\$5,000
Supplies/Materials <sup>(3)</sup>	\$10,000	\$10,000
Travel <sup>(4)</sup>	---	\$5,000
Indirect Costs <sup>(5)</sup>	\$20,000	\$20,000
<b>Total Operating Expenses</b>	<b>\$35,000</b>	<b>\$40,000</b>
<b>Total Budget</b>	<b>\$300,000</b>	<b>\$529,900</b>

**Table 6 - Personnel, Hourly Rates and Anticipated Hours**

Position	Hourly Salary	Hourly Benefits	Anticipated Number of Hours	Total
City Manager	\$93	\$21	400	\$45,600
Sr. Management Analyst	\$38	\$12	400	\$20,000
Deputy City Manager/ Planning Director	\$72	\$19	300	\$27,300
Contract Planner	\$100	--	800	\$80,000
Geotechnical Engineer	\$125	--	200	\$25,000
Technical Editor	\$45	--	200	\$9,000
Graphic Artist	\$65	--	200	\$13,000
City Regulatory Staff	\$50,000 Fee			
Technical Consultant Team	\$220,000 Fee (estimate based on previous fee study)			
Total			\$489,900	
<div>(1) Explanation of rate(s) and hours for each position for which funds are being requested are provided in this Table. All City Staff hours/benefits would be considered in-kind contributions to the Project.</div> <div>(2) Amount requested for benefits is less than 40% of the salary amount requested as required by the CCC. Contract staff are hourly and do not receive City benefits.</div> <div>(3) Major supplies and materials anticipated to be needed include 3-ring binders, paper, CDs, posters, and related materials for public meetings, workshops, and deliverables.</div> <div>(4) Travel reimbursement rates would be the same as similarly situated state employees.</div> <div>(5) Amount requested for indirect costs is less than 10% of amount requested for Total Personnel as required by the CCC.</div>				

#### **4. A RESOLUTION FROM THE CITY OF SOLANA BEACH CITY COUNCIL**

A copy of the Draft Resolution 2013-135 is included as Attachment B. A copy of the adopted and signed Resolution will be forward to the CCC following the City Council approval. Resolution 2013-135 is scheduled for consideration by the Solana Beach City Council on December 11, 2013. The Resolution contains the following authorizations: 1) authority to submit the proposal, 2) authority to enter into a contract with the California Coastal Commission if the grant is awarded, and 3) designation of the City's authorized representative (David Ott, City Manager).



# **ATTACHMENT A**

## **MAPS AND PHOTOS**

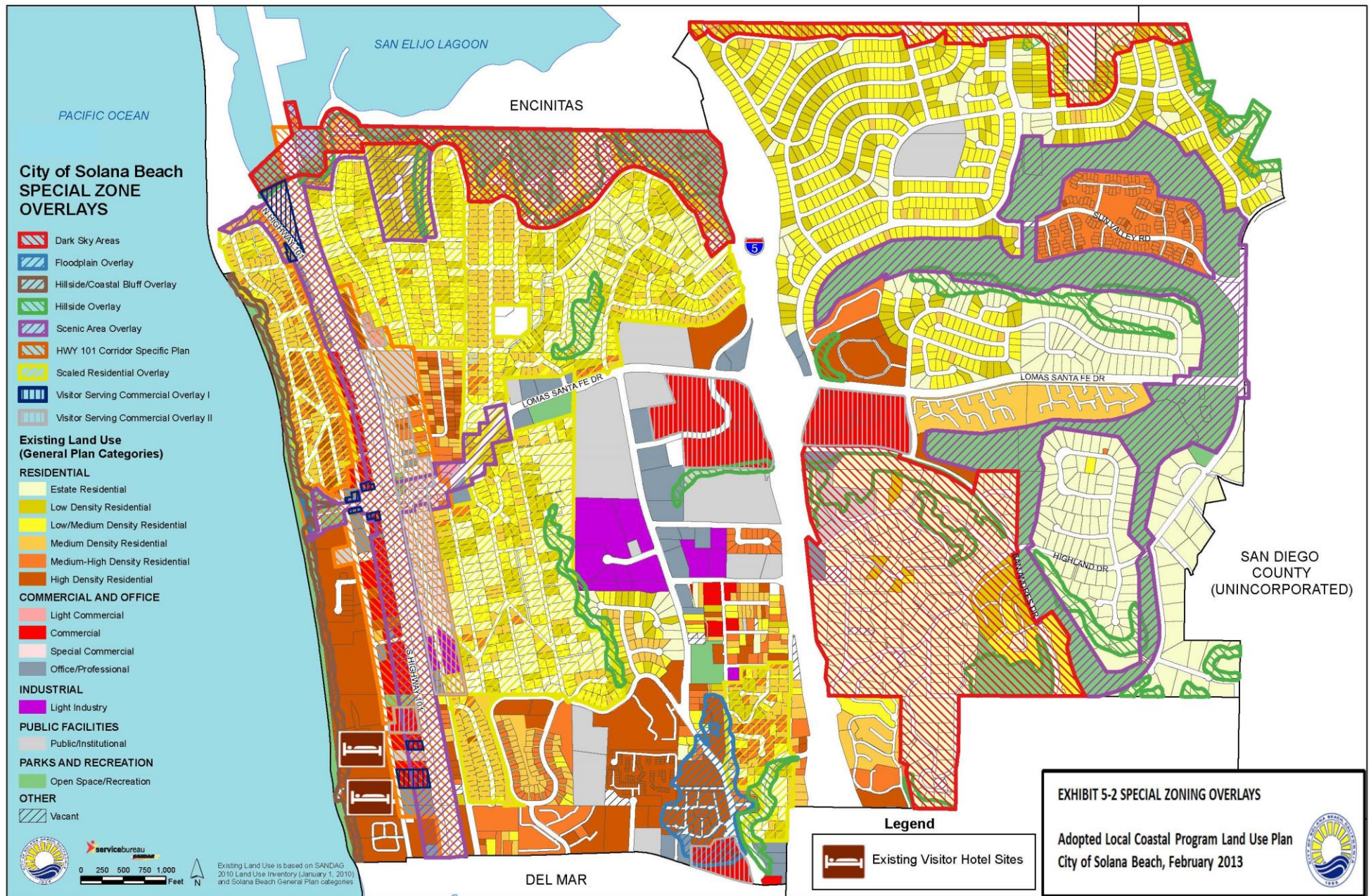
# City of Solana Beach























**10-foot thick clean sand layer in Solana Beach coastal bluffs**



# **ATTACHMENT B**

## **DRAFT SOLANA BEACH CITY COUNCIL RESOLUTION 2013-135**

## RESOLUTION NO. 2013-135

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SUBMITTING A LOCAL COASTAL PROGRAM GRANT APPLICATION PACKAGE TO THE CALIFORNIA COASTAL COMMISSION TO SUPPORT THE PREPARATION OF THE LOCAL COASTAL PROGRAM LOCAL IMPLEMENTATION PROGRAM AND COMPLETION OF THE MITIGATION FEE PROGRAM**

**WHEREAS**, the City Council of the City of Solana Beach has a Certified Local Coastal Program (LCP) Land Use Plan (LUP) that reflects the long-term policy goals of the City Council; and

**WHEREAS**, the City has been actively engaged in the preparation of a Local Coastal Program (LCP) Land Use Plan (LUP) since 2000; and

**WHEREAS**, the City's LCP will consist of (1) the Certified Land Use Plan (LUP) plus any amendments thereto and (2) Local Implementation Plan (LIP) (i.e., the implementing zoning ordinances and maps) which together meet the Coastal Act requirements and implement its provisions and policies within the City; and

**WHEREAS**, the California Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in FY 13-14 to local governments to support Local Coastal Program (LCP) planning; and

**WHEREAS**, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

**WHEREAS**, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

**WHEREAS**, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise; and

**WHEREAS**, the City of Solana Beach does not yet have an effectively certified LCP; and

**WHEREAS**, the City of Solana Beach desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP by preparing a Local Implementation Plan and to complete the related Fee Mitigation Program; and

**WHEREAS**, the City of Solana Beach<sub>1</sub> desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP and desires to assume permit issuing authority; and

**WHEREAS**, the City of Solana Beach commits to and agrees to fully support a planning effort intended to complete a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

**NOW THEREFORE**, the City Council of the City of Solana Beach, California does resolve as follows:

1. That the foregoing recitations are true and correct.

2. The City finds the LCP/LUP project exempt from the California Environmental Quality Act pursuant to Section 15265 of the State CEQA Guidelines
3. Directs City of Solana Beach staff to submit the grant application package attached to the Staff Report (Attachment 1) to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$300,000 to fund the project more particularly described in the grant application package.
4. Authorizes the City Manager, of the City of Solana Beach, to execute, in the name of the City of Solana Beach, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

**PASSED AND ADOPTED** this 11th day of December 2013, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –  
NOES: Councilmembers –  
ABSENT: Councilmembers –  
ABSTAIN: Councilmembers –

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Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA CANLAS, City Attorney

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ANGELA IVEY, City Clerk